

## The c640 LOOKOUT

640 sq ft, 2.5 beds, 1 full bath / Can sleep 6 w/2 bunkbeds in the half space

Factory Built Cargotecture Design Delivers Turn-Key DADU Convenience

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## Project Description - The c640 LOOKOUT:

Close to Home has been working since 2013 on affordable housing solutions and Joel Egan, Cargotecture, was one of our first vendors. Joel designs passionately to solve inefficiency and high costs in housing and works primarily with cargo containers as the base of his designs. The c640 LOOKOUT represents an efficient design that would work for many as a larger DADU in Seattle.

The c640 is comprised of 2 - 40' containers and travels on two trucks from our preferred factory in Southern California. All deck, roof, and awning components are delivered in that same shipment. The c640 LOOKOUT is shipped to the site "move-in" ready, and just needs utilities hooked up, with site prep completed concurrent to factory work. Certificate of Occupancy can be provided in as little as one week.

Exterior details and the building itself are designed to last for 200 years.

## How the c640 LOOKOUT fulfills the design criteria:

As Close to Home has worked with many vendors designing to maximize space, we continue to circle back to Cargotecture's inspired work. Joel's passion comes from his desire to put his creativity to work to **help** and that means that he has spent countless hours on his designs, noodling with them to work on making them better and better, with more and more creative uses of space.

At 640 sq ft, with two dedicated bedrooms plus a space for 2 bunkbeds, and a full bathroom, this home could work well for families of many different sizes. The deck and awning options allow for this design to expand as desired into the backyard - potentially connecting with decking from the main house or leading to a side yard exit, etc.

The c640 LOOKOUT design makes use of each inch of space, while allowing for dedicated spaces for folks to live their lives. The flexible space with the bunkbeds and/or office space would work well for many Seattleites.

Cargo Container housing designs are very popular in general these days and we believe that there would be a great amount of interest in this design from homeowners within Seattle.

The patent pending foundation design works with precast concrete piers with deeply driven pipes that can be used to avoid disturbance to trees and roots. Additionally, as a factory built DADU, the neighborhood would be relatively undisturbed until the time for delivery and installation.

As we look at our Close to Home marketplace of small housing solutions, we are excited to present the c640 LOOKOUT as a strong contender for a City of Seattle pre-approved DADU design.

Thank you for your consideration.



### Estimate of Construction Cost

tiny living, big solutions			
Description	# of Units	Cost per Unit	Total Cost
Cargotecture c640 LOOKOUT - Factory Built Off-Site (w/State Insignia)	1	\$ 126,000.00	\$ 126,000.00
*Price includes Awning, Deck & Roof as shown in schematics.			
<b>Subtotal</b> of Container (w/Awning, Deck & Roof) Delivered to Factory Gate			<b>\$ 126,000.00</b>
<b>Additional Estimated Costs - Concurrent Site Prep</b>			
Shipping (Estimated) (\$3.00/mile LA to Seattle - 1175 miles)	2	2 trucks	\$ 7,050.00
Permitting Fees			
Site Work			
Install			
Utilities			
permits, site work, utilities & foundation estimated at 20%-30% of cost of factory assembled structure (25% used here)			\$ 31,500.00
		Proposal Subtotal	\$ 164,550.00
		<b>Estimated TOTAL for Project w/o Tax</b>	<b>\$ 164,550.00</b>

**Proposed Work & Payment Schedule for Client:**

\*13 to 16 weeks to complete to factory gate

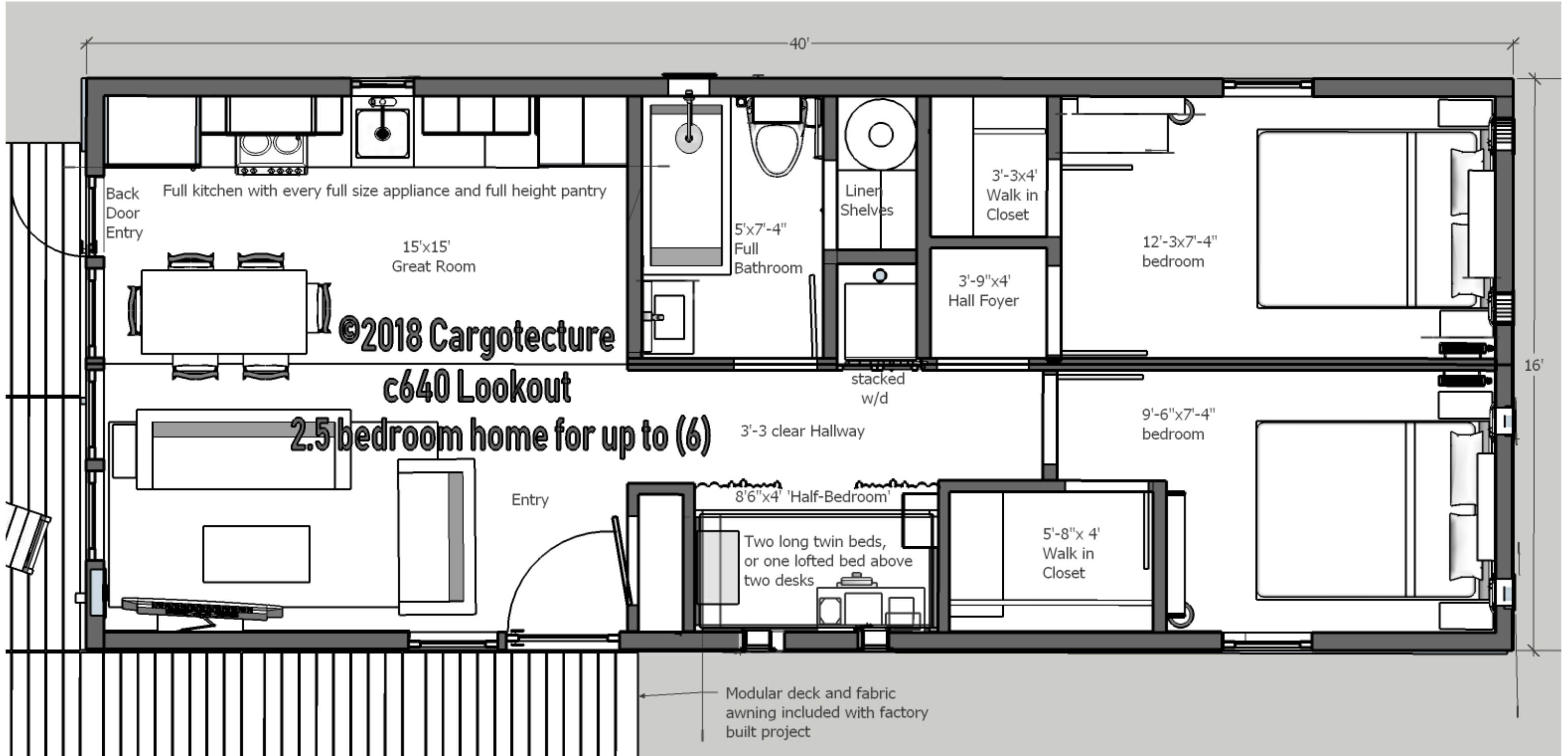
\* (estimate less than one week later until Certificate of Occupancy on site, by others)

* <b>Start of work</b> - 50% deposit	\$ 63,000.00	50%
* <b>About halfway through work at 7-8 weeks</b> - 30% deposit	\$ 37,800.00	30%
* <b>Before release of unit at factory gate</b> , remaining 20%*	\$ 25,200.00	20%
(*plus any remaining incidentals per change orders or other mentioned in contract)	\$ 126,000.00	100%

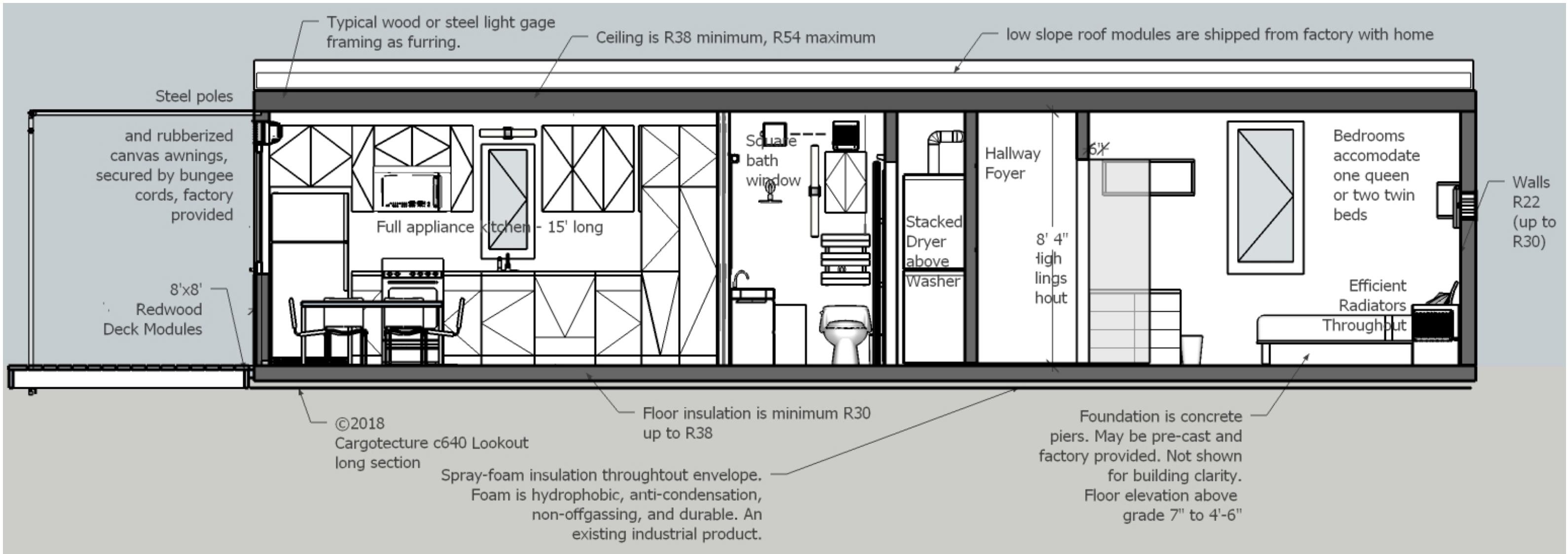
The CA factory delivers a “State-Insignia-Complete” product to their factory gate. A site contractor cooperates with the factory to get a competitive shipping bid. The site contractor will independently bid to install the foundation & deck modules, and to do typical foundation and utility connections on the site, to call in a crane or large forklift, and to earn the Certificate of Occupancy from the local inspector.

### c640 FLOORPLAN

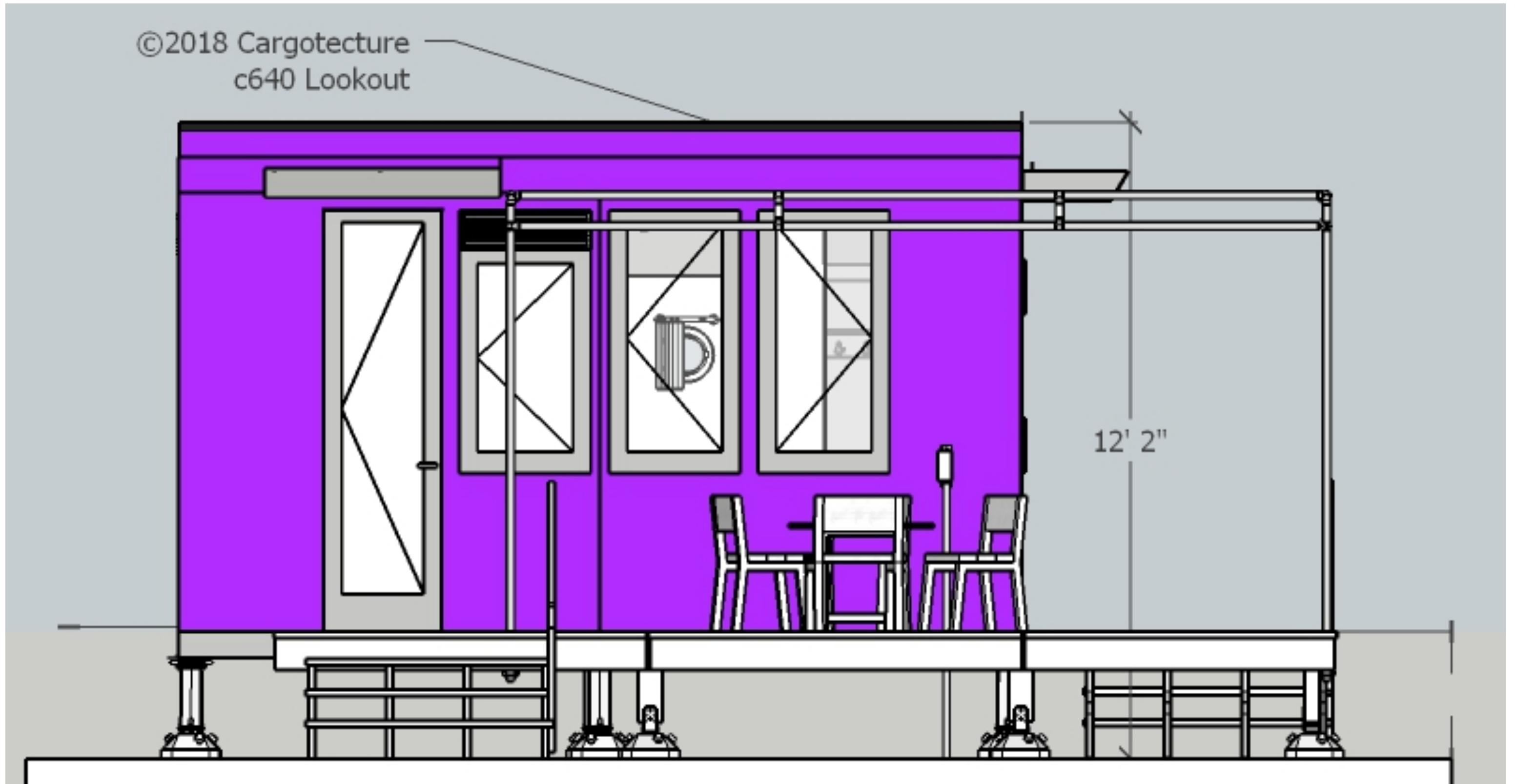
The c640 LOOKOUT is a spacious home with two bedrooms plus two bunk spaces. It is a cargo container home that provides all the conveniences of a well outfitted home and is turn-key ready upon arrival and installation at your site.



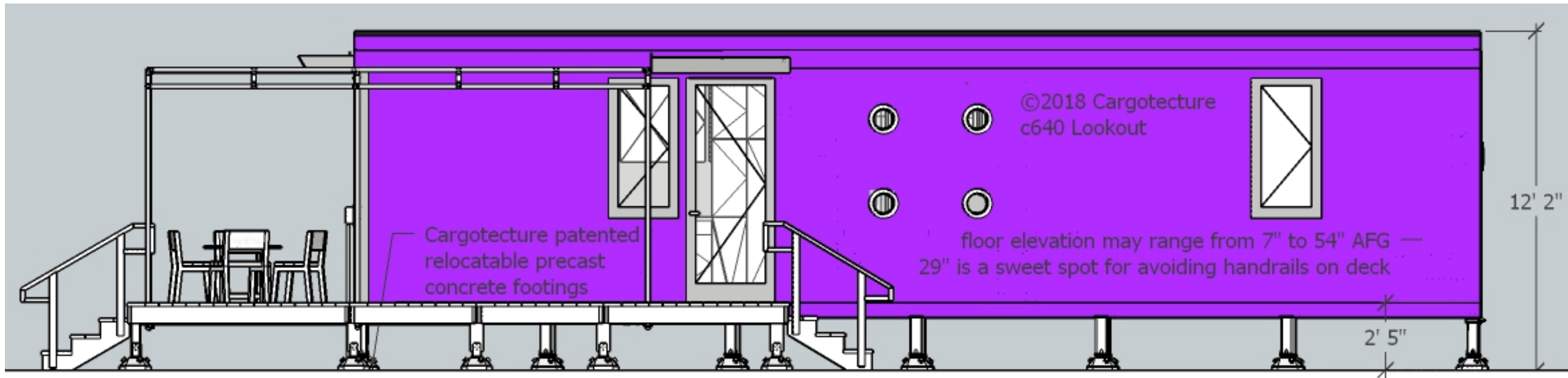
# c640 SECTION



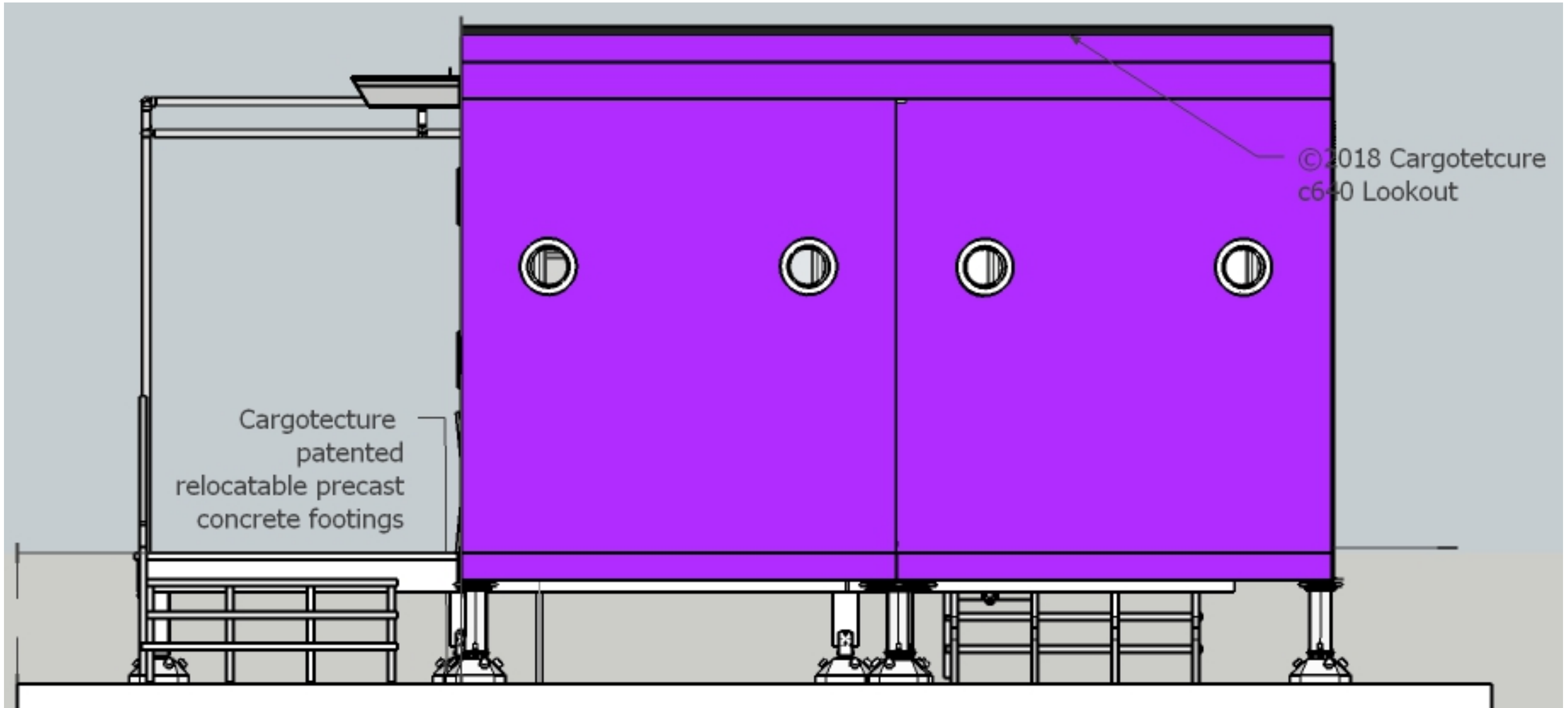
c640 WEST ELEVATION



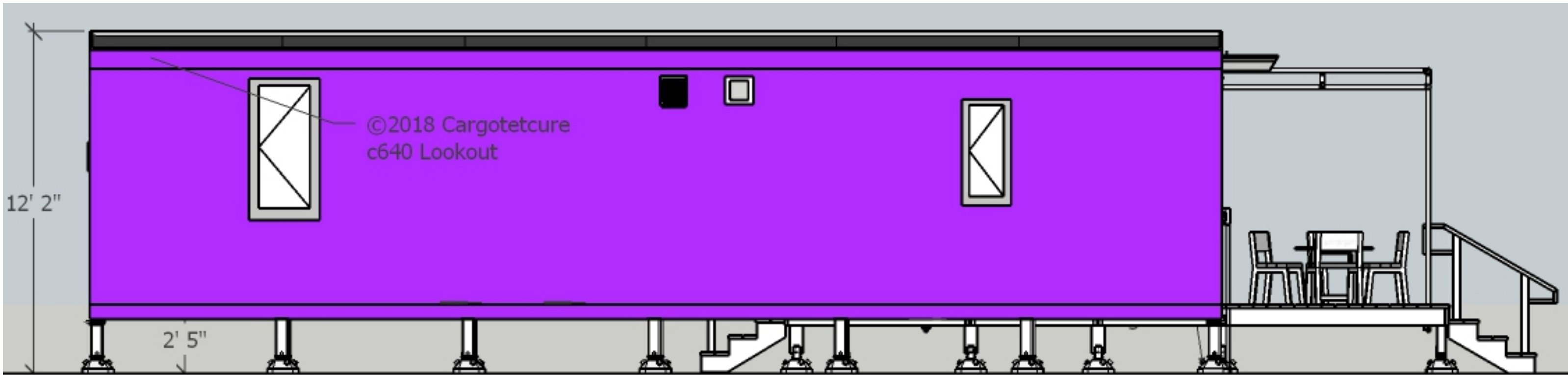
# c640 SOUTH ELEVATION



c640 EAST ELEVATION



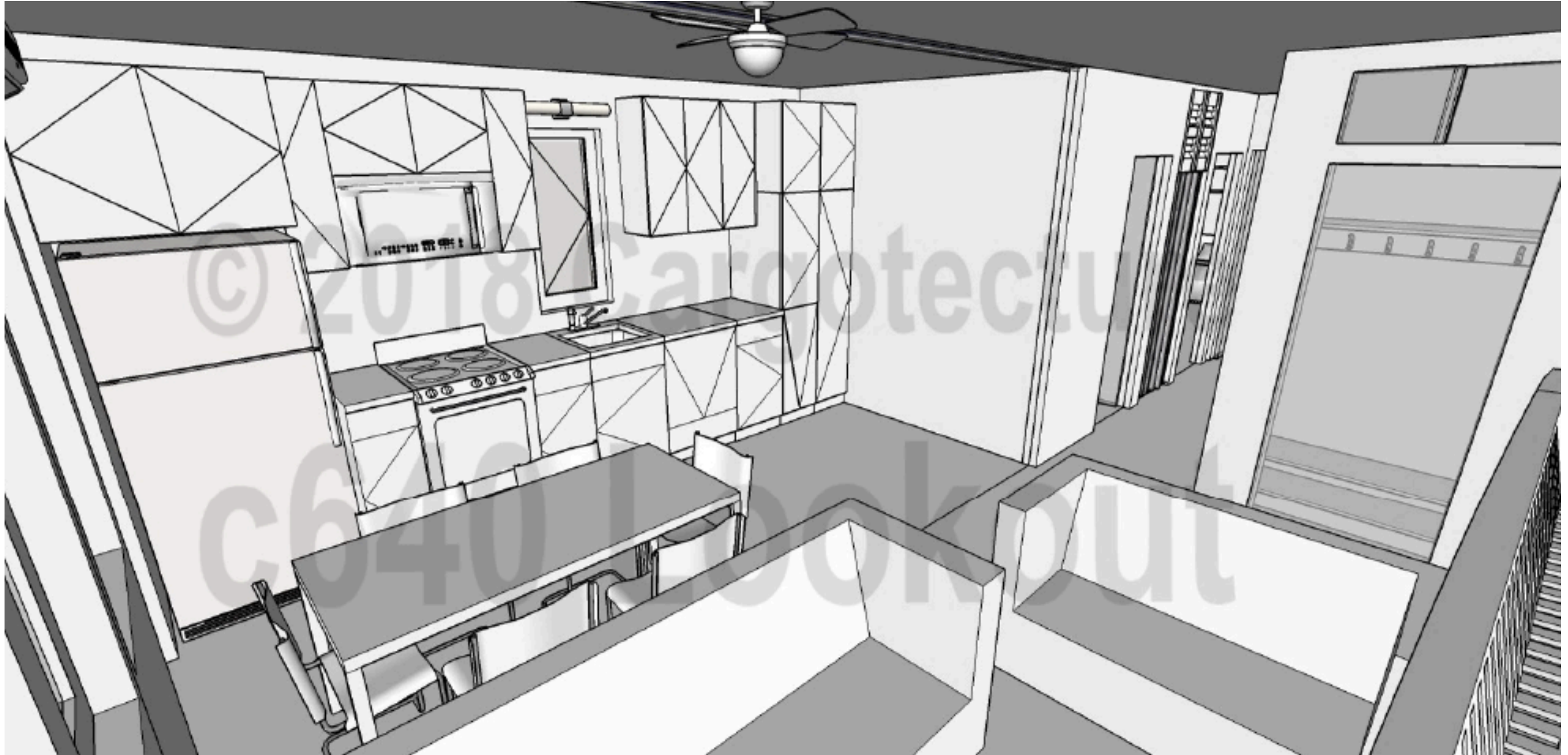
# c640 NORTH ELEVATION



### c640 LIVING/DINING ROOM



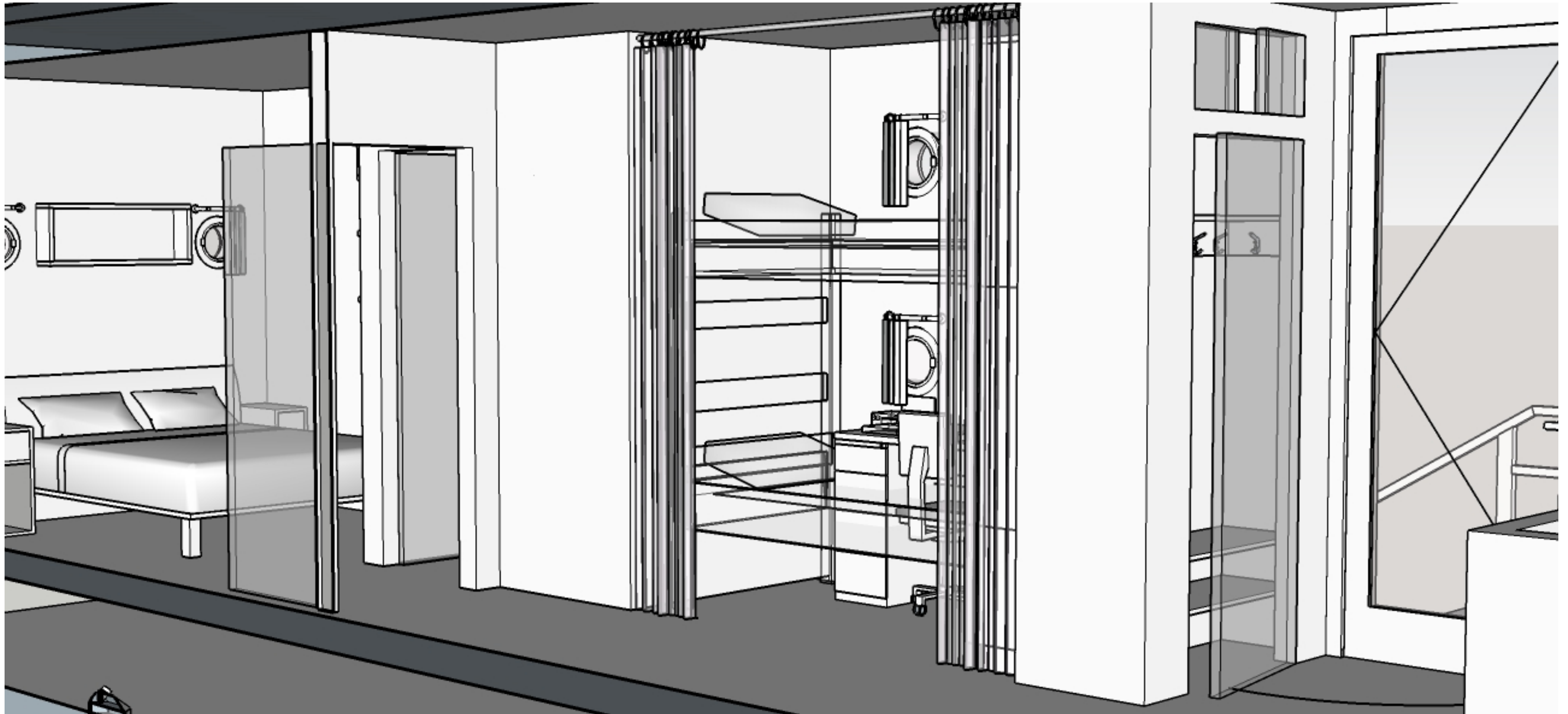
c640 DINING & KITCHEN



c640 - 2 BEDROOMS



c640 - 2 BEDROOMS plus flexible space for office or 2 bunks



## PRODUCT DETAILS

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### c640 LOOKOUT SPECIFICATIONS:

- Interior: 640 sq ft
- Dimensions: 40L x 16W x 8H
- Footprint: 40L x 16W
- Footprint with Deck adds 6'8" as available on site - with decks at any perimeter of the building
- Warranty: Manufacturer's Warranty

### FACILITIES & FEATURES:

- Open concept kitchen, living & dining room
- Space for efficient home office in bunk room
- Kitchen comes with cabinets, sink, faucet & appliances
- Bathroom comes with cabinets, toilet, sink and shower
- Closets in bath, bedrooms and kitchen
- Mechanical closet
- Space for stackable washer/dryer
- Energy efficient windows
- Washer/Dryer are included

## CONSTRUCTION MATERIALS & GREEN IMPACT

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### The c640 LOOKOUT comes with:

- Aluminum clad wood windows and doors
- 5/8" drywall ceiling and walls
- Recycled ISO cargo container newly painted
- Industrially approved marine grade spray foam insulation - non-offgassing and durable

### Cargo container construction offers:

- Strength – Constructed with reinforced steel frames and corrugated steel skins and designed to be stacked up to eight layers high.
- Better Disaster Protection – Resistant to fires and seismic damage and better able to withstand tornados, hurricanes and extreme weather conditions than traditional construction.
- Durability – Built of a rust-resistant alloy called COR-TEN, their lifespan is indefinite.

## PLUMBING, ELECTRICAL & MECHANICAL SYSTEM OVERVIEW

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- Standard 120V electricity
- Standard plumbing: ½” supply, 3” waste
- Electrical outlets and lighting
- Standard insulation: Floor – R30, Roof – R38 or higher, Walls – R22
- Mitsubishi mini-split provides heat & air conditioning
- Two electric resistance radiators on the walls - UNFI brand
- Towel warmer in bathroom
- Electric fireplace in living room

### ASSEMBLY AND SHIPPING:

#### Assembly

- A licensed plumber will need to connect the flush toilet to the municipal water line and connect Lookout's water system to the municipal water line.
- A licensed electrician will need to connect Lookout's electrical service to the municipal power grid.

#### Shipping

- The c640 Lookout is shipped to your property "move-in" ready from the factory - just needs utilities to be hooked up.
- Site prep is completed by local contractor prior to the factory shipping your new Lookout.

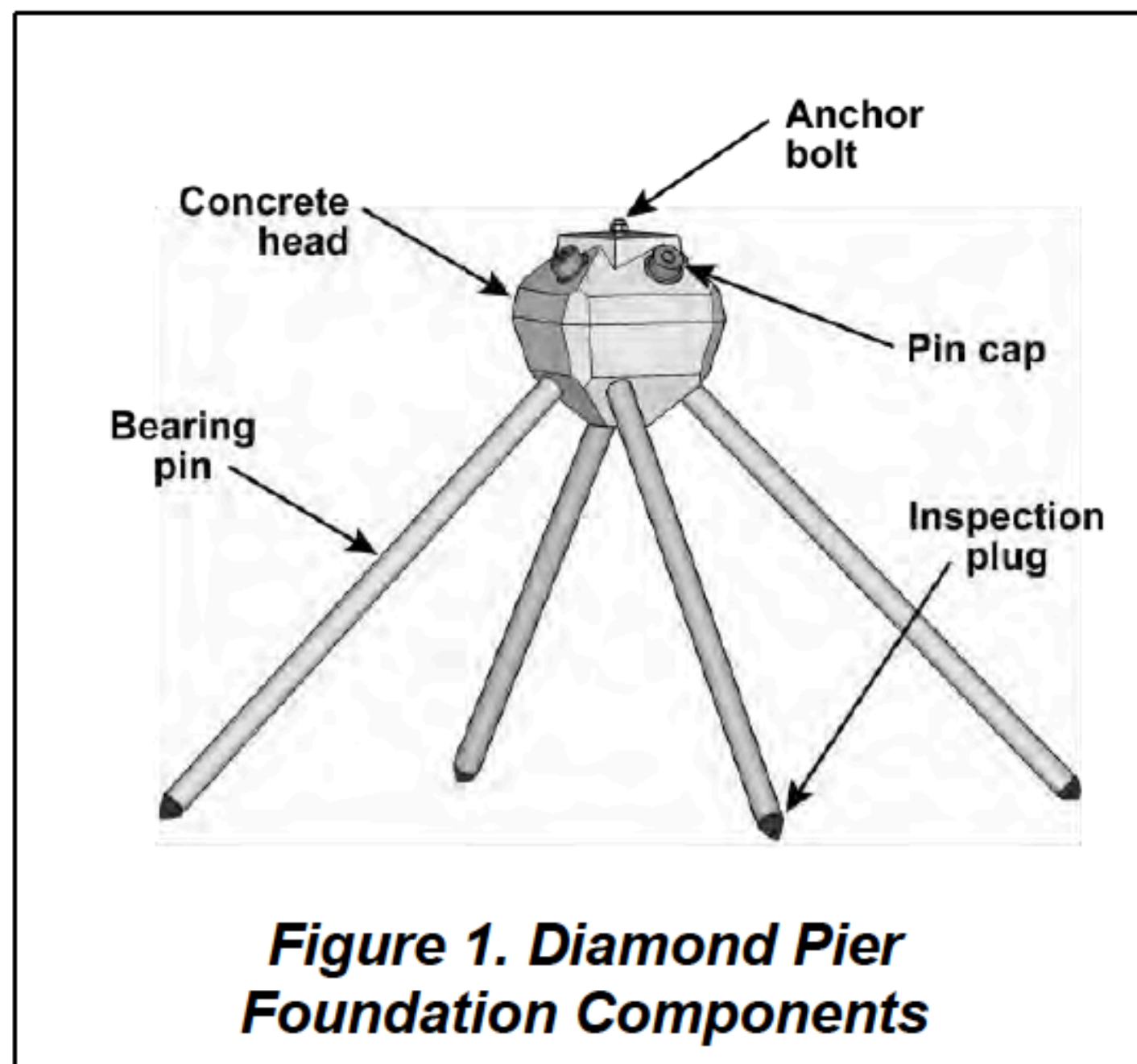
## FOUNDATION INFORMATION

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### OPTIONS:

- Conventional foundations such as concrete and stone support cargo container homes.
- A relocatable & patented foundation is available from the factory. Home “locks” into blocks which are engineered for seismic, flood, high wind, and poor soils conditions.
- Four anchor bolts are used in reality (only one in diagram)
- More information on this relocatable design can be found at:

<https://www.diamondpiers.com/how-it-works>



## PLANS & COST for CUSTOMIZATION

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- As the c640 LOOKOUT is factory built, we recommend working with the factory that we trust to produce the best finished home possible. Additionally, this factory has provided the pricing included in this proposal.
- Cargotecture is available for c640 LOOKOUT plan modification and customization services. These services are hourly at a rate of \$160 and the following package costs about \$1900 and includes:
  - Representation of the building on the client's site
  - Changing windows and similar modifications, etc.
  - Creation of the full set of dimensions, annotations and specifications.
- Built examples of work by Cargotecture can be found at: [cargotecture.com](http://cargotecture.com)